

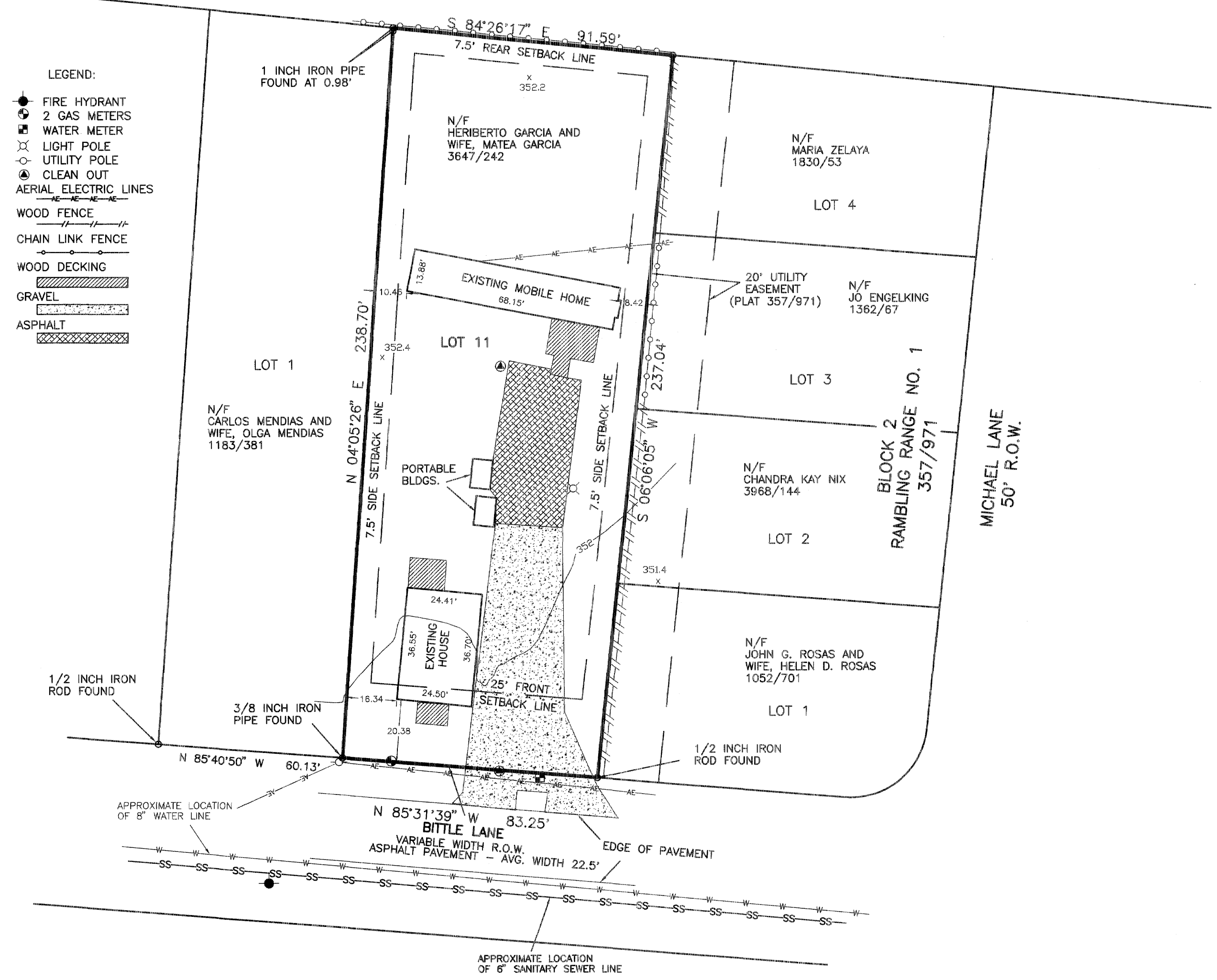
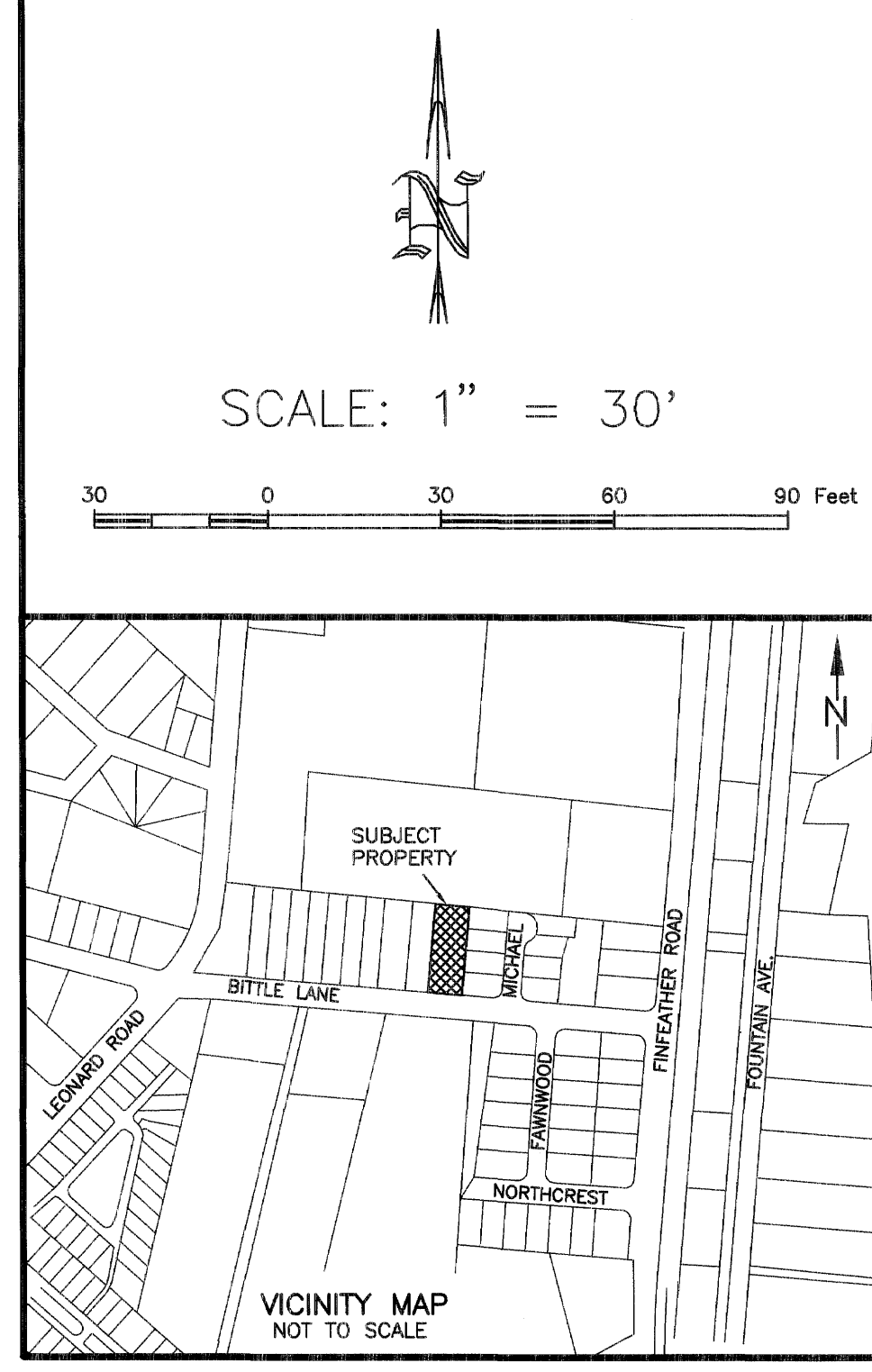
ORIGINAL PLAT

AMERICAN FREIGHTWAYS, INC.
6.376 ACRE TRACT
2395/201

REPLAT

AMERICAN FREIGHTWAYS, INC.
6.376 ACRE TRACT
2395/201

- LEGEND:
FIRE HYDRANT
2 GAS METERS
WATER METERS
LIGHT POLE
UTILITY POLE
CLEAN OUT
AERIAL ELECTRIC LINES
WOOD FENCE
CHAIN LINK FENCE
WOOD DECKING
GRAVEL
ASPHALT



GENERAL NOTES

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 1412.
4. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 G, DATED 02-09-1992.
5. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE OVERLAIN FROM CITY OF BRYAN DIGITAL MAPS.

BRYAN GPS MON. NO. 54 BEARS:
N 84°40'52" W 583.52'

METES AND BOUNDS DESCRIPTION
OF A
0.477 ACRE TRACT
LOT 11
BITTLE SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 11, BITTLE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 144, PAGE 555 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE NORTH LINE OF BITTLE LANE MARKING THE SOUTHWEST CORNER OF SAID LOT 11 AND THE SOUTHEAST CORNER OF LOT 1, BITTLE SUBDIVISION;

THENCE: N 04° 05' 26" E ALONG THE COMMON LINE OF SAID LOT 11 AND LOT 1 FOR A DISTANCE OF 238.70 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH LINE OF A CALLED 6.376 ACRE TRACT AS DESCRIBED BY A DEED TO AMERICAN FREIGHTWAYS RECORDED IN VOLUME 2395, PAGE 201 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 84° 26' 17" E ALONG THE COMMON LINE OF SAID LOT 11 AND SAID 6.376 ACRE TRACT FOR A DISTANCE OF 91.59 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF SAID LOT 11 AND THE NORTHWEST CORNER OF BLOCK 2, RAMBLING RANGE NO. 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 357, PAGE 971 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 06° 06' 05" W ALONG THE COMMON LINE OF SAID LOT 11 AND SAID BLOCK 2 FOR A DISTANCE OF 237.04 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF BITTLE LANE MARKING THE SOUTHWEST CORNER OF SAID LOT 11 AND THE SOUTHWEST CORNER OF SAID BLOCK 2;

THENCE: N 85° 31' 39" W ALONG THE NORTH LINE OF BITTLE LANE FOR A DISTANCE OF 83.25 FEET TO THE POINT OF BEGINNING CONTAINING 0.477 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND MARCH, 2004. SEE PLAT PREPARED MARCH, 2004, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

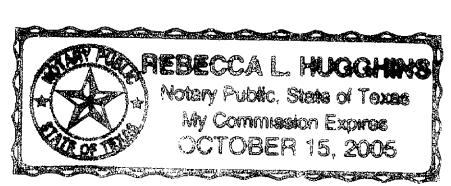
I (We) HERIBERTO GARCIA-CRUZ, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 11A and 11B, Bittle Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Heriberto Garcia-Cruz
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared HERIBERTO GARCIA-CRUZ, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 12th day of April, 2004.



Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 12th day of May, 2004.

Kim Casey
Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 12th day of May, 2004, in the Official Public Records of Brazos County, Texas, in Volume 2008, Page 187.

Karen McQueen by Mary Garcia
County Clerk
Brazos County, Texas

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

REPLAT OF LOT 11 BITTLE SUBDIVISION VOLUME 144, PAGE 555 BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 30 FEET
SURVEY DATE: 03-24-04
PLAT DATE: 03-29-04
JOB NUMBER: 04-0141
CAD NAME: 04-0141R
CR5 FILE: RIVERSTON (cont); 04-000 (job)
PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195
PREPARED FOR: HERIBERTO GARCIA-CRUZ
109 HIGHLAND
BRYAN, TEXAS 77803
PHONE (979) 822-4017

on bushes streets